

**3 MONTHS
RENT FREE**

On the Instructions of



**MORLEY, LEEDS LS27 9BG
Windsor Court Shopping Centre**



Location

The units are situated within the Windsor Court Shopping Centre which is adjacent to the **Morrisons** food store with occupiers in close vicinity including **Superdrug, Specsavers, Clinton Cards, Boots** and **Co-op Travel** amongst others.

The **Morrisons** store comprises some 7,246 sq m (78,000 sq ft) with the benefit of a large free car park and in conjunction with the Windsor Court Shopping Centre, provides the link between the car park and pedestrianised Queen Street.

Description

The available premises comprise two shop units (Units 2 and 18) in the shopping centre and a proposed in-store unit situated within the lower level of the **Morrisons** store, adjacent to the in-store restaurant.

Planning

The units benefit from Class A1 planning permission.

Rating

We are verbally advised the Rateable Values for Units 2 and 18 are £15,250 and £22,750 respectively. The UBR for 2011/2012 is 42.6p for Unit 2 and 43.3p for Unit 18.

The proposed in-store unit is not yet subject to an assessment.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

Accommodation

The units comprise the following approximate floor areas:

	Sq m	Sq ft
<u>Unit 2</u>		
Ground Floor	35.49	382
First Floor	25.64	276
<u>Unit 18</u>		
Ground Floor	39.91	430
<u>In - Store Unit</u>		
Ground Floor	325.16	3,500

The first floor storage for Unit 2 is accessed via a communal staircase. The proposed in-store unit can be sub-divided to create smaller units.

Note: The above areas have been calculated on an approximate net internal basis and must be verified by the ingoing tenants.

Terms

The units are available to let by way of new full repairing and insuring leases for terms to be agreed subject to 5 yearly upward only rent reviews at the following commencing rentals:

Unit 2	£16,500 per annum exclusive
Unit 18	£17,500 per annum exclusive
In-Store Unit	£52,500 per annum exclusive (subject to sub-division)

The initial annual service charge and building insurance for the units will be in the region of:

Unit 2	£2,080/£450
Unit 18	£300/£170
In-Store Unit	£2,000/£1,500

Incentives

An incentive equivalent to 3 months rent free is available subject to covenant status and length of lease, to be given as a reduced rent over the first year of the term.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through joint agents.

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